



Onondaga County Legislature

TIM BURTIS

County Legislator – 3rd District
9444 Hawkeye Drive, Brewerton, NY 13029
Leg (315) 435-2070 • Cell (315) 396-3300
tburtis@hotmail.com

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE AGENDA

Livestream Available: <https://www.facebook.com/OnondagaCountyLegislature>

9:00 a.m.
August 16, 2023

401 Montgomery St., Room 407 Court House
Syracuse, New York 13202

- A. Reading and approval of the minutes of the proceedings of the previous meeting.
- B. Presentation of Resolutions and Local Laws:

1. DEPARTMENT OF PLANNING:

- a. Calling for a Public Hearing on the Proposed Inclusion of Viable Agricultural Lands Within Certified Agricultural Districts Pursuant to Section 303-B of the New York State Agriculture and Markets Law (October 5, 2023 at 3:55 p.m.)

2. CNY ARTS:

- a. Amending the 2023 County Budget to Make Surplus Room Occupancy Funding Available for use in Support of a Public Arts Program (\$500,000)
- b. INFORMATIONAL: Update ~ 2023 Funding Awards

- C. Adjournment

September 5, 2023

Motion Made By Mr. Burtis

RESOLUTION NO. _____

**CALLING FOR A PUBLIC HEARING ON THE PROPOSED INCLUSION OF VIABLE
AGRICULTURAL LANDS WITHIN CERTIFIED AGRICULTURAL DISTRICTS PURSUANT TO
SECTION 303-B OF THE NEW YORK STATE AGRICULTURE AND MARKETS LAW**

WHEREAS, Section 303-b of the New York State Agriculture and Markets Law provides land owners with a thirty-day period to submit requests for the inclusion of predominantly viable agricultural lands within certified agricultural districts; and

WHEREAS, pursuant to Onondaga County Legislature Resolution No. 71-2004, that thirty-day period began January 1, 2023 and ended January 30, 2023; and

WHEREAS, the owners of the following property filed a request for inclusion of predominantly viable agricultural land within certified agricultural districts:

2023 RECOMMENDED ADDITIONS				
DISTRICT	TOWN	OWNER	PARCEL	ACRES*
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-07.1	19.40
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-08.0	17.16
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-10.1	52.67
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-10.3	25.53
District 1 Total				114.76
3	ELBRIDGE	AARON LEENTJES	027.-04-10.0	6.20
District 3 Total				6.20
GRAND TOTAL				120.96
* Calculated using a Geographic Information System, not Real Property Services (RPS) data.				

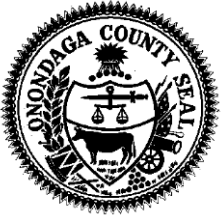
and

WHEREAS, the Onondaga County Agriculture and Farmland Protection Board has reviewed such requests and determined that such property would serve the public interest by assisting in maintaining a viable agricultural industry within the districts; and

WHEREAS, Section 303-b of the Agriculture and Markets Law requires a hearing upon notice concerning the request for inclusion of such parcels within the certified agricultural districts, and it is the desire of this Legislature to call such hearing; now, therefore be it

RESOLVED, that pursuant to Section 303-b of New York State Agricultural and Markets Law, a public hearing will be held to consider the above requests for inclusion and recommendations on the inclusion of predominantly viable agricultural lands within certified agricultural districts, which hearing shall be held at the Onondaga County Court House, County Legislative Chambers, 4th Floor, 401 Montgomery Street, Syracuse, New York on Thursday, October 5, 2023 at 3:55 p.m.; and, be it further

RESOLVED, that the Clerk of this Legislature hereby is directed to cause publication of such hearing pursuant to applicable law.



SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY PROGRAM AND FINANCIAL INFORMATION SHEET

PURPOSE:

Approving the inclusion of viable agricultural land within certified agricultural districts pursuant to Section 303-b of the New York State Agriculture and Markets Law.

OBJECTIVE/ WORK PLAN:

New York's Agricultural Districts Law, Article 25-AA PDF of the NYS Agriculture and Markets Law, was enacted in 1971 to help keep farmland in agricultural production. Agricultural districts are designed to protect agriculture through a combination of landowner incentives and protections that discourage the conversion of farmland to non-agricultural uses.

Responsibility for the creation, review and management of the State's agricultural districts lies within the authority of the county's legislative bodies. AML Sections 303 (district creation), 303-a (district review), 303-b (annual inclusion of lands) and 303-c (district consolidation) detail the role county agricultural and farmland protection boards and legislative bodies play in district creation and review and prescribe the public notice and public hearing requirements.

Section 303-b of Agriculture and Markets Law provides landowners with an annual 30-day period to submit requests for the inclusion of predominantly viable agricultural lands within certified agricultural districts. Pursuant to Onondaga County Resolution No. 71-2004, that thirty-day period is to occur January 1-30 of each year.

A report is then prepared by the Onondaga County Agriculture & Farmland Protection Board (AFPB) and presented to the County Legislature, who is to hold a public hearing and make a finding whether the district should be continued, terminated, or modified. The County Legislature then submits the report and recommendation to the Commissioner of Agriculture & Markets for certification.

A report has been prepared by the Syracuse-Onondaga County Planning Agency (now the Onondaga County Department of Planning) for the Onondaga County Agriculture & Farmland Protection Board (AFPB). The Agriculture & Farmland Protection Board approved the Report to the Onondaga County Legislature at its March 3, 2022 meeting.

FUNDING SOURCE:

No fiscal impact.

BUDGET:

No fiscal impact.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	Other(Specify):	
Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency


Signature of Preparer (if different from Responsible Officer)

REPORT TO THE ONONDAGA COUNTY LEGISLATURE

ANNUAL ADDITION OF VIABLE AGRICULTURAL LANDS TO NEW YORK STATE CERTIFIED AGRICULTURAL DISTRICTS IN ONONDAGA COUNTY

MARCH 2023

ONONDAGA COUNTY AGRICULTURE AND FARMLAND PROTECTION BOARD (AFPB)

BRIAN REEVES, CHAIR

CRAIG DENNIS
KAY HILSBURG
LEE HUDSON

DAN KWASNOWSKI
BRIAN MAY
EDWIN SKEELE
DAVID SKEVAL

MARK TUCKER
DONALD WEBER
SCOTT WINKELMAN

WITH ASSISTANCE FROM THE SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY

INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's (AFPB) 2023 review for the addition of viable agricultural land to agricultural districts in Onondaga County. The Onondaga County Legislature formally designated by Resolution 71 on April 5, 2004 an annual 30-day period in January when landowners can request that their land be added to an agricultural district.

Viable agricultural land, as defined in NYS Agriculture and Markets Law, Article 25-AA, Section 301, sub.7, is "...land highly suitable for a farm operation..." and a farm operation as defined in sub.11 is "...the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise... NYS Department of Agriculture & Markets provides guidance in how it defines farm operations and thresholds in determining farm activities to constitute a commercial enterprise, to include factors such as types of products, acreage in production, gross sales and capital investment, experience and commitment.

The following requested additions are, therefore, examined primarily for the presence and characteristics of onsite and related commercial farm operations and production opportunities, highly suitable land, location relative to existing agricultural districts, nearby development and natural features.

LANDOWNER REQUESTS

Landowners have requested that the following parcels be added to agricultural districts within Onondaga County. Note, this report does not include parcels requested for addition which have been found to be currently enrolled in a certified agricultural district.

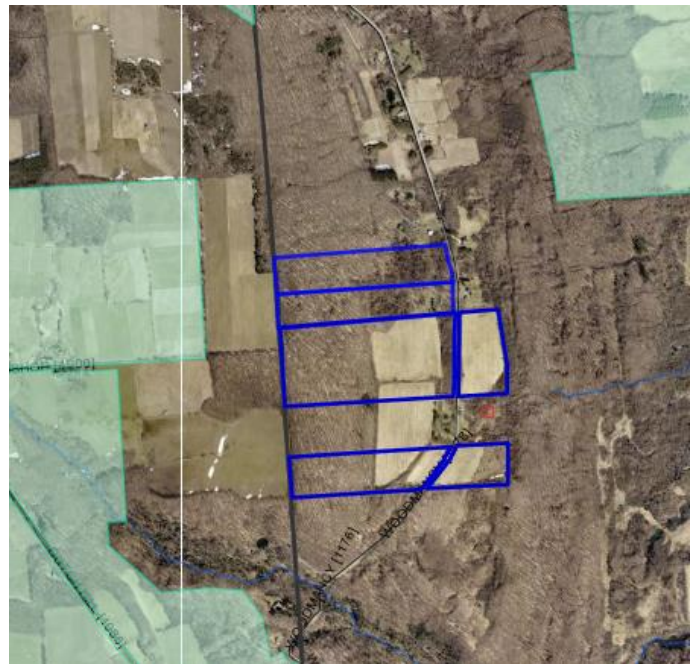
2023 REQUESTED ANNUAL ADDITIONS				
DISTRICT	TOWN	OWNER	PARCEL	ACRES*
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-07.1	19.40
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-08.0	17.16
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-10.1	52.67
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-10.3	25.53
District 1 Total				114.76
3	ELBRIDGE	AARON LEENTJES	027.-04-10.0	6.20
District 3 Total				6.20
GRAND TOTAL				120.96
* Calculated using a Geographic Information System, not Real Property Services (RPS) data.				

The following section includes a description of the properties requested to be added to Onondaga County Agricultural Districts, including aerial photography showing the proposed property, existing enrolled Agricultural District properties (shaded light green), and area context.

DISTRICT 1 REQUESTED ADDITIONS

TULLY (NATHAN & CHRISTY WILLIAMS): The landowners are requesting the addition of four nearby parcels totaling approximately 114 acres along Woodmancy Road in a rural location in the western portion of the Town of Tully, near an area known as the Tully Valley. All four parcels also abut the municipal line of the Town of Otisco along the western boundary. Nearby lands are largely wooded lands and agricultural fields, with scattered roadside housing.

The subject parcels range in size from 17 to 52 acres. Two of the subject parcels are bisected by Woodmancy Road, a town road. The parcels sloped significantly down from west to east, with a grade change of approximately 400-500 feet. Per the



request form and aerial photography, parcel 111.-01-07.1 is entirely wooded lands, and parcel 111.-01-08.0 is wooded lands, with a single-family house occupied by the applicant. Parcels 111.-01-10.1 and 10.3 (77 acres) contain wooded lands at the rear half of the parcels and tilled agricultural fields on remaining lands closer to Woodmancy Road.

The Agricultural District Annual Additions Request Form for these requested additions states all parcels are used for maple production and/or leased to a crop farmer. The applicant notes “conditions are ideal for maple production and have resulted in above average sap yields.”

The Onondaga County Ag Mapper online, public mapping application displays a variety of data relative to the agricultural features of the parcels and area. Notable insights from this mapping include:

- Approximately half of lands are characterized as Prime or Statewide important soils, as seen in this map, with higher value soils in darker shades of green.
- All four parcels receive an agricultural property tax assessment.
- Nearby lands are enrolled in the NYS Agricultural District, and contain cultivated lands and a high density of farmland.



DISTRICT 3 REQUESTED ADDITIONS

ELBRIDGE (AARON LEENTJES): A 6.2-acre parcel on Powerhouse Road in the Town of Elbridge is proposed for addition. Per the Request Form, the parcel is leased to a NYS Office of Cannabis Management (OCM) licensed cannabis cultivator. The operation is founded and co-owned by the applicant, Aaron Leentjes.

The applicant states the operation cultivates an acre of flowering canopy which is the current maximum allowed by state law. Gross sales in 2022 were \$65,000 with significant increase forecasted in 2023 as they sell the balance of the 2022 harvest and the State opens the cannabis sales market.

Per the request form, on site is a 1,680 square foot drying/curing/product handling building, a 320 square foot secure storage facility, an 840 square foot greenhouse, a cannabis crop dryer, a site/security office, and a tool storage shed. The applicant notes he is working to bring on-site composting on line.

As noted on the form, of the 6.2 acres on the parcel, approximately 3.2 acres are tillable, on lands which appear in aerial photography to have been cleared in recent years of tree cover. Wooded lands remain on the rear half of the parcel and along parcel edges as buffering. The entirety of the parcel is characterized as Prime Soils.

The farm sector in Onondaga County is strong and stable and the Onondaga County Agricultural and Farmland Protection Plan, Onondaga County 2010 Development Guide and municipal planning documents identify protection of agriculture and farmland as an important goal for preserving the character of rural areas.

The Agriculture and Farmland Protection Board recommends adding the requested parcels to Agricultural Districts 1 and 3, as they have demonstrated all or most of the abovementioned desired characteristics. The total acreage being recommended for addition is 120.96 acres. The Board notes its recommendations to the Onondaga County Legislature in the following table:

2023 RECOMMENDED ADDITIONS				
DISTRICT	TOWN	OWNER	PARCEL	ACRES*
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-07.1	19.40
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-08.0	17.16
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-10.1	52.67
1	TULLY	NATHAN & CRISTY WILLIAMS	111.-01-10.3	25.53
District 1 Total				114.76
3	ELBRIDGE	AARON LEENTJES	027.-04-10.0	6.20
District 3 Total				6.20
GRAND TOTAL				120.96
* Calculated using a Geographic Information System, not Real Property Services (RPS) data.				

APPENDICES

Resolution - Annual 30-Day

Form - Annual Additions Request

Resolution - Public Hearing Notice

Notice - Public Hearing Notice

Letter - Public Hearing Landowner

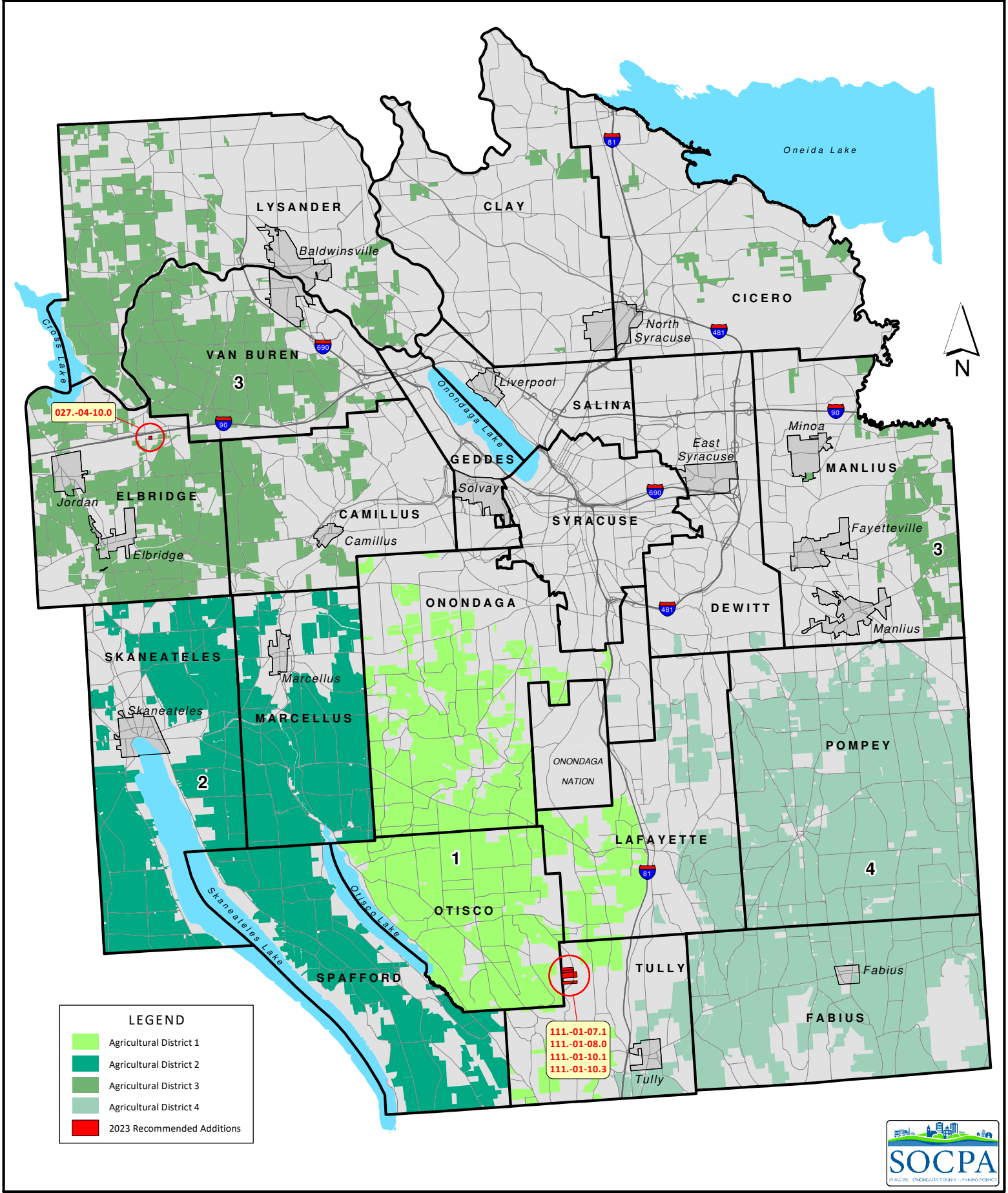
Minutes - Public Hearing

Resolution - Approval

Map – Annual Additions Map

SEQRA - Environmental Assessment Form

Onondaga County Agricultural Districts 2023 Recommended Additions	
--	--



RESOLVED, that the Clerk of this Legislature hereby is directed to cause publication of such hearing pursuant to applicable law.

September 5, 2023

Motion Made By Mr. Burtis

RESOLUTION NO. _____

AMENDING THE 2023 COUNTY BUDGET TO MAKE SURPLUS ROOM OCCUPANCY FUNDING
AVAILABLE FOR USE IN SUPPORT OF A PUBLIC ARTS PROGRAM

WHEREAS, there are prior year surplus room occupancy tax funds available, and it is necessary to amend the budget to make such funds available for use in direct support of hospitality initiatives and programs within the County; and

WHEREAS, in order to provide such funding in support of a public arts program, it is necessary to authorize the execution of intermunicipal agreements in connection therewith; now, therefore be it

RESOLVED, that the 2023 County Budget be amended as follows:

REVENUES:

In Admin Unit 2365300000

County Promotion

In Speed Type #140814

In Project 719010 – County Tourism

In Account 590005 – Non Real Prop Tax Items \$500,000

APPROPRIATIONS:

In Admin Unit 2365300000

County Promotion

In Speed Type #140814

In Project 719010 – County Tourism \$500,000

and, be it further

RESOLVED, that the County Executive is authorized to enter into agreements and execute such other documents as may be reasonably necessary to implement the intent of this resolution.